



To: Parks, Recreation and Cultural Services Committee
From: Cathy Carlile
 General Manager, Parks, Recreation and Cultural Services
Re: Britannia Heritage Shipyard Historic Zone

Date: June 19, 2008

File:

Staff Recommendation

1. That a heritage assessment and code analysis of the proposed restoration plan for the buildings in the Britannia Heritage Shipyard Historic Zone be completed before proceeding with work on the interiors, and,
2. That funds come from the project contingency budget.

Cathryn Volkering Carlile
 General Manager – Parks, Recreation and Cultural Services
 (604-276-4068)
 Attach. 1

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Facility Management.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

At the regular City Council meeting on Monday June 9th, 2008, City Council resolved:

- (1) That the original scope of work for the "Britannia Historic Zone - Caretaker Suite & Washrooms" (as outlined in Option A of the report dated May 26th, 2008, from the General Manager, Engineering & Public Works and the General Manager, Parks, Recreation & Cultural Services), be endorsed, subject to the deletion of the washrooms from the scope of the project; and
- (2) That staff be directed to consider washrooms in the next phase of development of the Britannia Heritage Zone, as well as grants and private fundraising to assist with this additional cost.

Since this resolution, staff wants to reconfirm with Council the scope of the project and would like to seek clarification and confirmation prior to moving too far along in the construction of Phase 2.

Analysis

The development of the Historic Zone was started in 2006 and the second phase that has recently been awarded includes:

- Completion of pedestrian paths within the Zone;
- Construction of north boardwalk and extension of south boardwalk;
- Construction of gravel access lane from Westwater Drive to the Bunkhouse boardwalk;
- Rehabilitation of the exterior of all 5 buildings (Murchison Houses 1 & 2; Stilt Pile Houses 1 & 2; Chinese Bunkhouse);
- Rehabilitation of the interior of 4 of the 5 buildings including a caretaker suite (Stilt Pile House 2) and visitors/interpretation centre (Murchison House 1);
- Landscaping to the north of the buildings.

Staff issued a request for proposals for architects experienced in heritage restoration and retained the architectural firm of Toby Russell Buckwell & Partners. They have prepared the plans to meet the requirements of the *BC Building Code* for the Use and Occupancy of each of the buildings and referenced the *Standards and Guidelines for the Conservation of Historic Places in Canada* as per an adopted principle for the Britannia site and the contract for construction has been awarded. Work on the site commenced in May 2008.

It was anticipated that the contract would be substantially complete this summer with the buildings and most of the site work completed by August 15th, so that the site would be open to the public for the Maritime Festival. The landscaping would be completed during September. Currently, the contractor is focusing on the landscaping and the exterior of the buildings. However, there is still a short window of time to review the scope of the construction program for the restoration of the interior of the buildings.

The public washrooms have now been deleted from this contract as per Council direction. It is anticipated that the next phase of the plan (Phase 3) will include public washrooms. Phase 3 will

also include completion of the interior of the Chinese Bunkhouse. A report on washroom design and recommended location will be forthcoming.

The issue of fencing the site in the future and charging an entry fee for access to part or all of the site has been raised. A report exploring this will come forward for Council consideration in spring of 2009.

Attachment 1 outlines the scope of work that was approved by Council on June 9th 2008, the treatments as identified in the Britannia Interpretation Plan and the specifications of the design.

There are three options to consider regarding the scope of this project:

Option 1

Maintain the current scope of work for the Britannia Historic Zone and proceed with the contract with the washrooms deleted.

The current scope and uses as adopted by Council are identified in Attachment 1. The Architect has drafted plans in consideration of accepted guidelines and standards for heritage buildings, proposed uses of the buildings in the heritage zone and building codes. The project scope is acceptable to the Britannia Heritage Advisory Committee. Maintaining the current schedule will enable the zone to be open for the Maritime Festival in the summer.

Option 2 (Recommended Option)

Seek further expertise to analyse the materials and plans for the restoration of the Historic Zone.

Should Council want to reconfirm the scope and the quality, a code analysis could be completed on the materials recommended and a heritage analysis be conducted of the restoration plans. A code analysis will ascertain whether the finishing and materials proposed will meet building code as they relate to the approved proposed uses. The heritage assessment will further advise on the finishing as they relate to the interior of the buildings and their proposed uses. These can be completed in a short time period and a report on the findings will be prepared for GP Committee consideration in July. Performing these two studies can further reassure Council that the scope for the buildings in the heritage zone is necessary.

Seeking further expertise on the restoration will cause a delay on the interior work of the buildings by 4 to 6 weeks requiring that the Historic Zone remain closed through the Maritime Festival as the site will be an active construction area. It is estimated that the required contract extension will result in additional overhead costs to the contractor of up to \$30,000. These additional costs would require documentation from the contractor to cover additional direct costs and would be covered in the project contingency fund.

Option 3

Alter the scope and request a new program for some or all of the heritage zone buildings.

Altering the scope of the current program would enable Council to establish a new vision and revised program for some or all the heritage buildings. New plans could be drawn up to meet the revised program and requests for capital budget could be entertained in the 2009 capital program for the Britannia Heritage Zone.

To facilitate this, the interior construction of all or some of the historic buildings could be terminated. Council would request that a new program and design for each impacted building be developed. At this point, staff do not have a projection of the financial impact to the project as it would include redesign and losses related to the termination of part of the construction contract.

Financial Impact

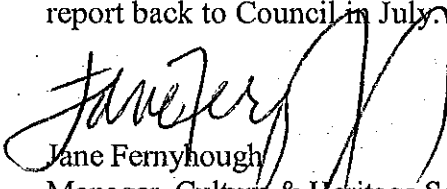
The cost of a code analysis and heritage assessment is \$10,000 - \$12,000.

Delaying the project due to the above being completed and approved by Council could be in the magnitude of \$30,000.

These costs will be taken from the project contingency budget.

Conclusion

Should Council wish to reconfirm the scope and quality of restoration, staff would recommend a code and heritage analysis, which could be completed in a short period of time enabling staff to report back to Council in July.



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BRITANNIA HERITAGE SHIPYARD - APPROVED SCOPE OF WORK PHASE 2

Use	Exterior	Interior	Code/Occupancy
<p>Murchison House 1</p> <p>This building is intended to house the visitor/interpretation centre, which includes an entry, information and reception area and a gift shop for visitors to the site. The house has a covered porch where brochures and maps can be available when the building is closed. Interpretation of the house as a cannery dwelling will be combined with these functions through changing exhibits, both inside, on the porch and outside the boardwalk. The interpretation of the building focus is on the Customs and Police office functions performed by John Murchison.</p>	<p>Finished as found.</p> <p>Repair and repaint all siding.</p> <p>Repair & refinish all windows & doors or install new to match existing.</p>	<p>Insulate & install vapour barrier above ceiling & in walls.</p> <p>Remove cable, conduit & fluorescent light fixture.</p> <p>Reinstall vertical tongue & groove paneling throughout & over 1/2" drywall on east wall only.</p>	<p>This building is expected to house volunteers, staff and visitors year round.</p> <p>East wall requires 1 hour fire rating.</p>
<p>Murchison House 2</p> <p>Redesign of house for exhibit purposes which will interpret the historic use of the building. The primary focus will be on the home and social structure of a cannery manager contrasting it to the living conditions of the workers as seen in the adjoining Silt Pile House 1. Sisters of the Atonement & their care of children will also be interpreted.</p> <p>The second floor, not publicly accessible, has a meeting room and volunteer lounge for site volunteers.</p>	<p>Finished as found.</p> <p>Remove temporary cable and patch.</p> <p>Repair & repaint all siding.</p> <p>Repair & refinish all windows & doors or install new to match existing.</p>	<p>Install insulation & vapour barrier above ceiling & in walls.</p> <p>Reinstall interior shiplap & over 1/2" drywall on east & west walls.</p> <p>Refinish wood floors.</p>	<p>This building is expected to be accessible to visitors year round. The upstairs to be used by staff & volunteers.</p> <p>East & west walls require 1 hour fire rating.</p> <p>Exiting from 2nd floor requires an exterior door on east side of the building.</p>
<p>Silt Pile House 1</p> <p>This building is designed as an exhibition viewing space to interpret the bunkhouse life of single men that worked in the canneries and shipyard.</p>	<p>Finished as found.</p> <p>Replace damaged horizontal siding.</p> <p>Repair & refinish all windows & doors or install new to match existing.</p>	<p>Install insulation & vapour barrier above ceiling & in walls.</p> <p>Remove asbestos floor tiles & install new flooring.</p> <p>Remove fluorescent light fixture.</p> <p>Replace wallboard with plywood & over drywall on east & west walls.</p>	<p>This building is expected to be accessible to visitors year round.</p> <p>East & west walls require 1 hour fire rating.</p>

ATTACHMENT 1

Use	Exterior	Interior	Code/Occupancy
<p>Stult Pile House 2</p> <p>This building is designed to house a site caretaker in the northern two thirds with exhibit/interpretation of fishermen's family space in the southern third. The exhibit space is adjacent to the boardwalk so provides a buffer space between the caretaker's living space and the high traffic public area.</p>	<p>Finished as found</p> <p>Replace & repaint windows & doors to match existing</p> <p>Replace damaged shingles</p>	<p>Install insulation & vapour barrier above ceiling & in walls.</p> <p>Finished to period for exhibit portion.</p> <p>Restore lobby wall in caretaker's suite.</p> <p>Finished to code for occupancy, which will include period fixtures, cabinets and finishes.</p> <p>Refinish wood floor (entrance, kitchen & living room) install vinyl flooring (display area) and ceramic tile (washroom).</p> <p>Remove interior hall, floor & ceiling finishes & replace with drywall.</p>	<p>This house will be occupied year round with a caretaker in residence.</p> <p>The exhibit component of the house will be viewed by visitors year round.</p> <p>West wall requires 1 hour fire rating.</p>
<p>Chinese Bunkhouse</p> <p>This building is exhibit space interpreting the bunkhouse living conditions and working experiences of Chinese workers in the canneries.</p> <p>It will also be available for gatherings and public events.</p>	<p>Finished as found</p> <p>Existing windows, frames and sills being replaced with new to match existing and in existing locations.</p> <p>Damaged board & baton siding areas replaces with new to match existing.</p> <p>Roof replaced as part of the roofing & seismic upgrade project Fall 2007.</p>	<p>Insulation & vapour barrier were installed as part of the roofing & seismic upgrade project Fall 2007.</p> <p>New 1-hour fire rated exit stairwell.</p> <p>Finish to period as possible for public space.</p>	<p>This building is expected to be viewed by visitors year round. In addition it will function as a public and rental space for gatherings and events.</p>